

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-57 IN THE SOUTH END
URBAN RENEWAL AREA, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949 as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Clarence N. and Gretchen L. Jackson have expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-57 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That The Douglas Square Pharmacy be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-57 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel SE-57 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: DOUGLAS SQ. Pharmacy

b. Address of Redeveloper: 1002 TREMONT ST. BOSTON

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BRA

(Name of Local Public Agency)

in SOUTH END URBAN RENEWAL AREA - MASS-12-56
(Name of Urban Renewal or Redevelopment Project Area)in the City of BOSTON, State of MASSACHUSETTS,
is described as follows²

1002-1006 TREMONT STREET

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☐ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: N/A

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: N/A

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$

14/11

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ CLARENCE N & GRETCHEN L JACKSON
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 2/25/77

Clarence N. Jackson
Signature

Title

Address and ZIP Code

Dated: 2/25/77

Gretchen L. Jackson
Signature

Title

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

3 March 1977

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH/DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
DOUGLAS SQUARE PHARMACY/1002 TREMONT STREET/SE-57

SUMMARY: This memorandum requests that the Authority tentatively designate the Douglas Square Pharmacy as redeveloper of Parcel SE-57/1002-1006 Tremont Street in the South End Urban Renewal Area.

Parcel SE-57 consists of 2,340 square feet of land with a three (3) story mixed-use building on the plot. It is located at 1002-1006 Tremont Street in the South End Urban Renewal Area.

This property was acquired by the Authority in June 1967 and was scheduled for clearance in anticipation of the planned widening of Tremont Street.

More recent changes in Southwest Corridor and South End transportation planning policy have replaced plans to widen Tremont Street from Douglas Square to Jackson Square with provisions to improve the street within its existing width.

Now that 1002-1006 Tremont Street need not be razed, the most appropriate disposition of the property would be to have it resold and rehabilitated under its present usage. Clarence N. and Gretchen L. Jackson, former owners of the property, and operators of the Douglas Square Pharmacy as tenants of the Authority since 1967 have expressed interest in being the redevelopers of the property, as the Douglas Square Pharmacy.

This business is an important neighborhood resource and disposition and redevelopment of SE-57/1002-1006 Tremont Street in this manner has the support of the South End Community.

The building will be rehabilitated as one (1) store and two (2) residences, at an estimated cost of \$26,000.00. Financing will be obtained from private resources, or possibly, in part, from HUD Section 312 Financing if available.

I, therefore, recommend that Clarence N. and Gretchen L. Jackson, operators of the Douglas Square Pharmacy be tentatively designated as Redevelopers of Parcel SE-57 in the South End Urban Renewal Area.

An appropriate Resolution is attached.

